



Kane County Zoning Board of Appeals
c/o Keith Berkhout
719 Batavia Ave – Building A, 4th Fl
Geneva IL 60134

Via email
cc: Mark Vankerkhoff

October 27th, 2023

Dear Zoning Board of Appeals,

Horizon Solar Power LLC, KaneSolar02 LLC, and the landowners, Blair Alexander and Richard Johnson, provide the following written response to the claims by the neighbors regarding access:

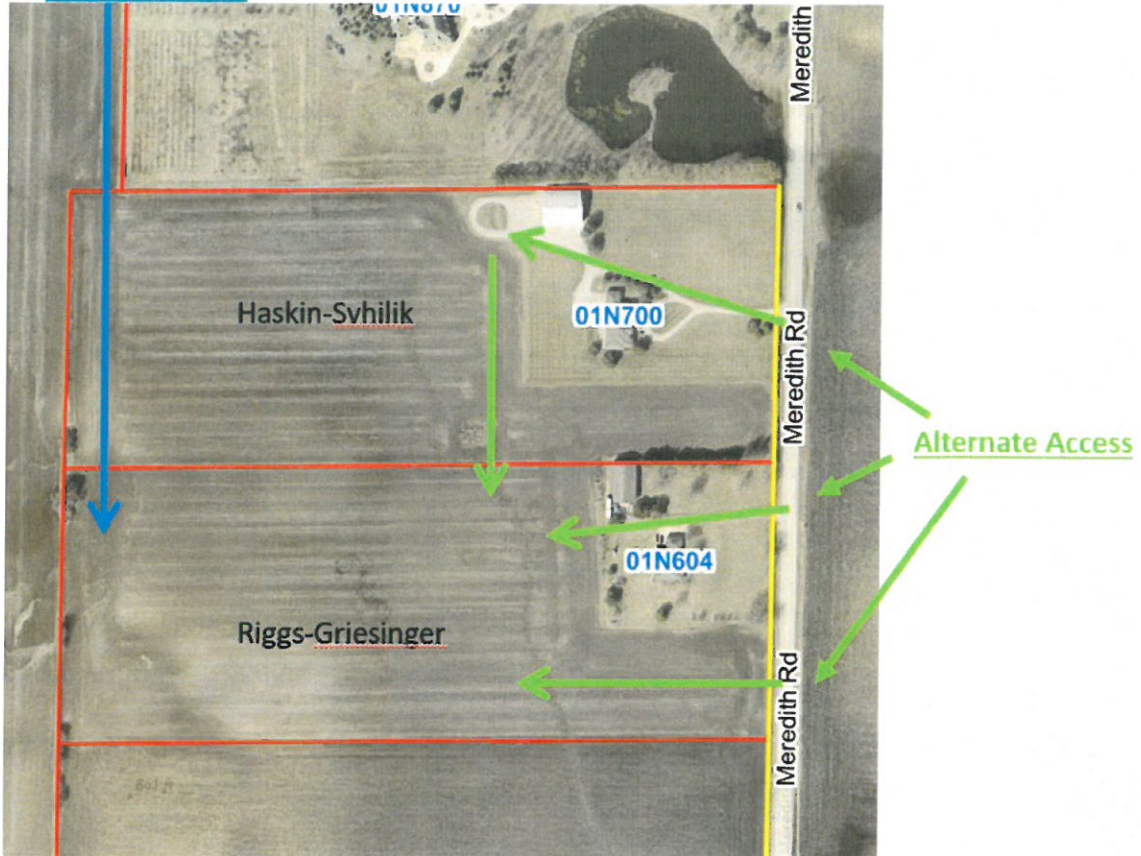
1. **Argent-Light Neighbors.** In July, 2018, the Alexanders subdivided their property into a 38 acre farm and 5-acre residential parcel. The 5-acre residential parcel was sold to the O'Brien family, who resold it in June 2021 to Argent-Light family. The new Argent-Light neighbors have claimed to the Zoning Board that they can only access the southern portion of their property via the Alexander property to the east. It is obvious that it is not the case, as that the Argent-Light neighbors have plainly visible significant access, without undue hardship, via their own parcel. Furthermore, given the visible overgrowth that currently exists on Argent-Light property bordering the claimed access area on the Alexander land (a photograph is below), Argent-Light has not used the access during their short two-year ownership. As stated, the southern portion of the 5-acre Argent-Light property can easily be accessed without needing to go on the Alexander property. A diagram showing the Argent-Light neighbors' existing access is enclosed. If there is any question around this, we strongly recommend the Zoning Board come out to the Alexander property to see the situation first-hand. Please contact me or the Alexanders for access to their property.





2. **Haskin-Svihlik & Riggs-Griesinger (“Meredith Road Neighbors”)**. The Alexander farm also has two other neighbors to the southeast. Those properties and the Alexander property are currently farmed by a third-party cash-rent farmer, Mr. Kloeckner. The Haskin-Svihlik and Riggs-Griesinger owners claim that Mr. Kloeckner accesses their farms via the Alexander farm, and goes through a gap in the fence on the Haskin-Svihlik property. That situation only exists because Mr. Kloeckner is also farming the Alexander property. Farmer access through that hole in the fence is not necessary to farm the Haskin-Svihlik and Riggs-Griesinger properties, but is only for convenience because he is farming all three properties. The Haskin-Svihlik and Riggs-Griesinger neighbors contend that Mr. Kloeckner will no longer have access to their farms without an easement from the Alexanders. This is easily disproven by the fact that both neighbors have significant road frontage and each a driveway on Meredith Road (moreover, Haskin-Svihlik also have a farm building and gravel turn-around immediately adjacent to the farm field). Note that some sections of Meredith Road have a shallow drainage swale which a combine could easily cross if they did not want to use their own driveways. Please see a map of the existing situation below.

Claimed Access



In advance of the November 14th hearing for Petition 4616 (Alexander Farm Solar Project), we would like to encourage the ZBA to visit the site to see first-hand the lack of merit in the neighbors' claims of access through the Alexander property.

Sincerely,

Andy Melka
Director, Development
312-972-5055